



# Town Charter Development Overlay

# Overlay Framework

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- Purpose
- Uses
- Building Placement & Form
- Accessory Uses & Structures
- Access, Parking & Loading
- Buffering & Screening
- Sign Standards



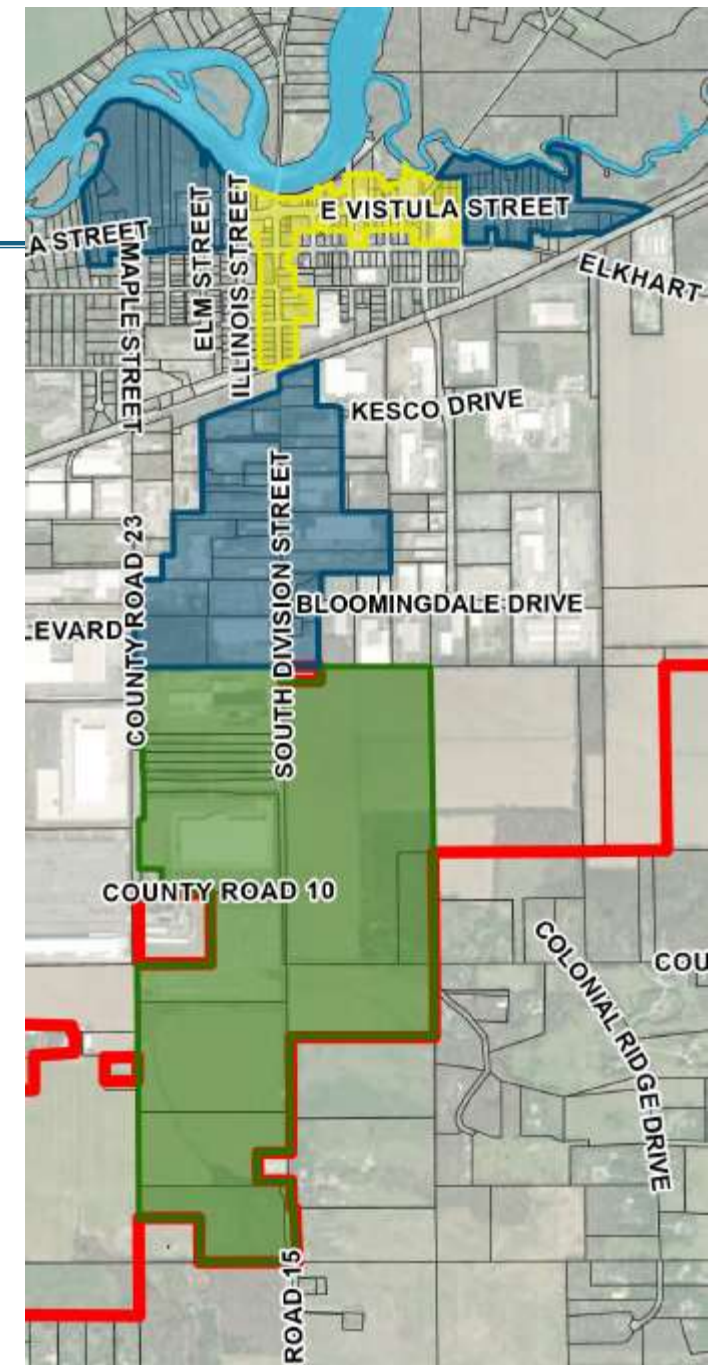
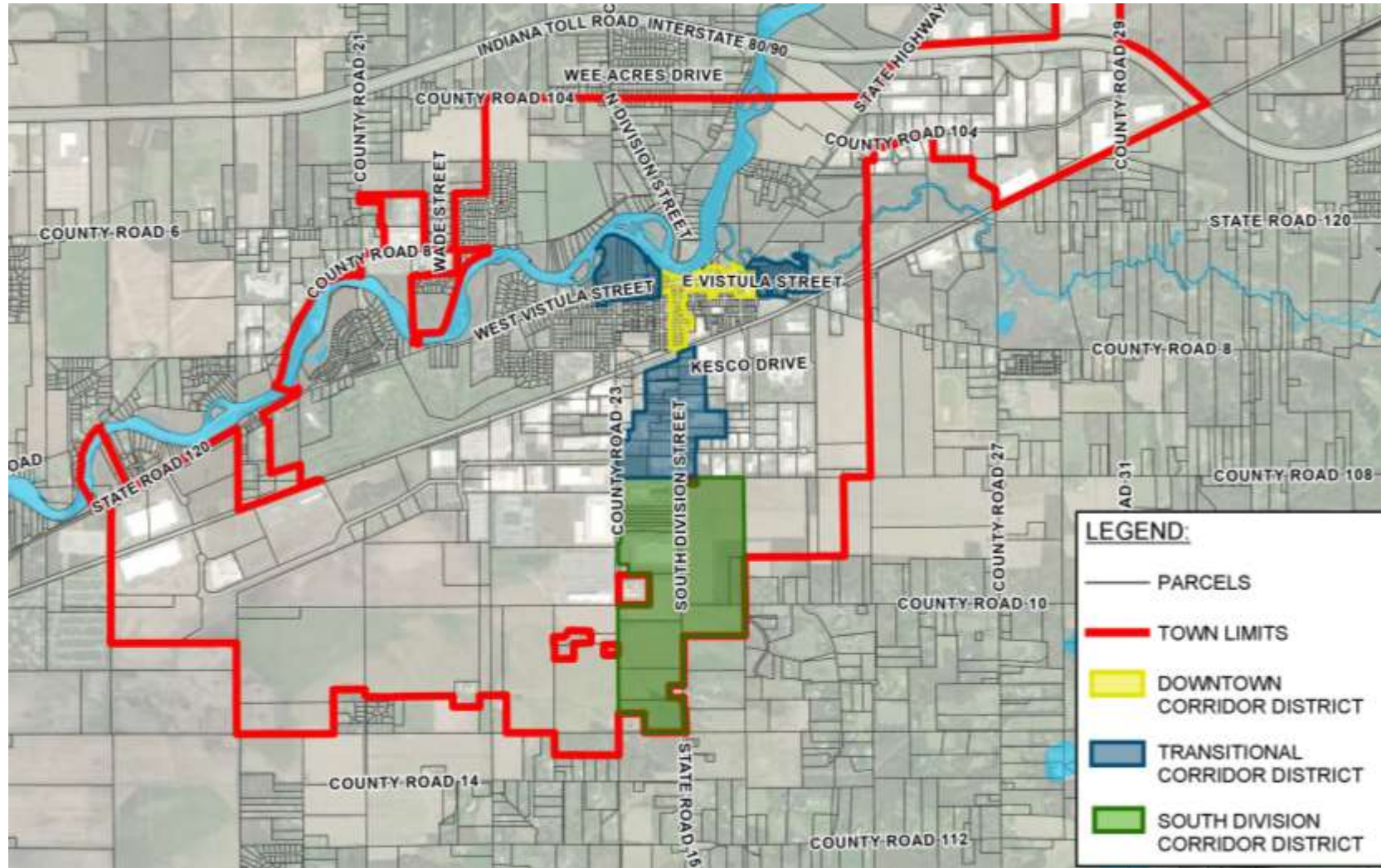
# Purpose

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- Allows for Town specific regulations
- Designed to help reflect to character of the Town
- Supplemental to the Elkhart County Development Ordinance
- Can be more restrictive or less restrictive than County Ordinance
- Encourages “well planned” development
- Can easily be updated every year to respond to changes in development



# Districts



# Uses

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- Agricultural Uses – limited to M-1 and M-2
- Prohibits Uses within Corridors
  - Tattoo Parlors
  - Smoke Shops
  - Others?





# Building Form & Placement

- Current: 55' from Centerline
- Proposed: 0' from property line in Downtown and Transitional
- Encourages development near the street to enhance character and create "vibrant, walkable destinations"
- Limit height in Downtown to match

## Front Setbacks

| Subdistrict                     | Minimum Front Setback* | Maximum Front Setback* |
|---------------------------------|------------------------|------------------------|
| Bristol Downtown Corridor       | 0'                     | 10'                    |
| Bristol Transitional Corridor   | 0'                     | 15'                    |
| Bristol South Division Corridor | --                     | 80'                    |
| Bristol Town Limits             | --                     | --                     |

-- As established for the appropriate zoning district.

See [Sec. 158.02\(C\)](#) for Measurements & Special Cases.

\* Front Setbacks shall be measured from the property line or assumed right-of-way, whichever is further from the centerline of the street. Assumed right-of-way shall be measured as 1' behind the sidewalk, if present, or 1' behind the pavement edge where no sidewalk is present.



# Accessory Uses & Structures

- Current: Same as building setback
- Proposed: In-line or behind the building on the site



# Access, Parking & Loading

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- Current: Parking based on use; setback based on
- Proposed:
  - No Parking Minimum Downtown
  - Limits to In-line or behind the building
  - Allows reduced setback along South Division for limited parking





# Buffering & Screening

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- Current: Limited and Vague
- Proposed:
  - Minimum planting size
  - Streetscape trees
  - Parking Area Buffer



# Buffering & Screening

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- Current: Limited and Vague
- Proposed:
  - Maximum 4' fence in front yard



# Buffering & Screening

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- Current: Limited and Vague
- Proposed:
  - Maximum 4' fence in front yard
  - Prohibit barbed wire in front yard
  - No outside storage in front yard
  - Proper screening of storage
  - Lighting – Dark sky friendly





# Signs Standards

- Current: Limited and Vague
- Proposed:
  - Create prohibited sign section
  - Limit use of EMCs
  - Discourage ground signs Downtown
  - Limit use of signs on streets
  - Standardize signs





# Signs Standards

## (e) Additional Development Standards\*

|                                 | Maximum Area Per Sign | Maximum Area of Wall Signs | Wall Signs     | Monument Signs             |                |
|---------------------------------|-----------------------|----------------------------|----------------|----------------------------|----------------|
|                                 |                       |                            | Maximum Number | Maximum Height             | Maximum Number |
| Bristol Downtown Corridor       | 32 sq.ft.             | 5% of the facade area      | Unlimited      | Special Exception Required |                |
| Bristol Transitional Corridor   | 32 sq.ft.             | 10% of the facade area     | Unlimited      | 6'                         | 1 per curb cut |
| Bristol South Division Corridor | 64 sq.ft.             | 10% of the facade area     | Unlimited      | 8'                         | 1 per curb cut |
| Bristol Town Limits             | 120 sq.ft.            | 10% of the facade area     | Unlimited      | 12'                        | 1 per curb cut |

\*For zoning district where there is a conflict with the Overlay District, the more restrictive of the 2 shall prevail.



# Overview

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# Summary

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- Recognize unique character of the Town
- Introduces base standards for Town Limits
- Focus expanded regulations on the primary Corridors
- Gives framework for future standards
- Can be updated annually with the County Zoning
- Only applies to new development

